ORDINANCE No. 118294

Council Bill No. 111412. AN ORDINANCE relating to land ues and zoning, amending Sections 25.05.675 and 25.05.800 of Title 25 of the Seattle Municipal Code. to amend the Parking Policy of Seattle's SEPA Ordinance and apply a SEPA categorical exemption threshold to the Seattle Cascade Mixed (SMC) zone designation.

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Presented to Mayor:	Approved: OCT - 7 1997
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Council Bill NO. 111412

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The City of Seattle-Legisla

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The City of Seattle-Legislative Department

REPORT OF COMMITTEE	Date Reported and Adopted
Honorable President:	
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ORDINANCE 118294

AN ORDINANCE relating to land use and zer log, amending Sections 25.05.675 and 25.05.800 of Title 25 of the Seath. Municipal Code, to amend the Parking Policy of Seattle's SEPA Ordinance and apply a SEPA categorical exemption threshol. to the Seattle Cascade Mixed (SCM) zone designation.

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Subsection M of Section 25.05.675 of the Seattle Municipal Code, as last amended by Ordinance 116909, is further amended as follows:

25.05.675 Specific environmental policies.

M. Parking

1. Policy Background.

a. Increased parking demand associated with development projects may adversely affect the availability of parking in an area.

b. Parking policies designed to mitigate most parking impacts and to accommodate most of the cumulative effects of future projects on parking are included in the City's land use policies⁵ and implemented through the City's Land Use Coae. However, in some neighborhoods, due to inadequate offstreet parking, streets are unable to absorb any additional parking spillover. The policies recognize that the cost of providing additional parking may have an adverse effect on the affordability of housing.

2. Policies.

a. It is the City's policy to minimize or prevent adverse parking impacts associated with development projects.

b. Subject to the overview and cumulative effects policies set forth in SMC 25.05.665 and SMC 25.05.670, the decisionmaker may condition a project to mitigate the effects of development in an area on parking; provided, that no SEPA authority is provided to mitigate the impact of development on parking availability in the downtown zones; provided further, that in the SCM zone, no SEPA authority is provided for the decisionmaker to require more parking than the minimum required by the Land Use Code; provided further that with the exception of the Alki area, as described in subsection c. below, parking impact mitigation for multifamily development may be required only where on-street parking is at capacity as defined by the Seattle Engineering Department or where the development itself would cause on-street parking to reach capacity as so defined.

c. For the Alki area, as identified on Exhibit 2⁹, a higher number of spaces per unit than is required by SMC 23.54.015 may be required to mitigate the adverse parking impacts of specific multifamily projects. Projects that generate a greater need for parking and that are located in places where the street cannot absorb that need - for example, because of proximity to the Alki Beach Park - may be required to provide additional parking spaces to meet the building's actual need. In determining that need, the size of the development project, the size of the units and the number of bedrooms in the units shall be considered.

- d. Parking impact mitigation for projects outside of downtown zones may include but is not limited to:
 - i. Transportation management programs;
 - ii. Parking maragement and allocation plans;
 - iii. Incentives for the use of alternatives to

single occupancy vehicles, such as transit pass subsidies, parking fees, and provision of bicycle parking space;

- iv. Increased parking ratios; and
- v. Reduced development densities to the

extent that it can be shown that reduced parking spillover is likely to result; provided, that parking impact mitigation for multifamily development may not include reduction in development density.

Section 2. Subsection A of Section 25.05.800 of the Seattle Municipal Code, as last amended by Ordinance 116254, is further amended as follows:

25.05.800 Categorical exemptions.

The proposed actions contained in this subchapter are categorically exempt from threshold determination and EIS requirements, subject to the Rules and limitations on categorical exemptions contained in Section 25.05.305.

- A. Minor New Construction Flexible Thresholds.
- 1. The exemptions in this subsection apply to all licenses required to undertake the construction in question, except when a rezone or any license governing emissions to the air or discharges to water is required. To be exempt under this section, the project must be equal to or smaller than the exempt level. For a specific proposal the exempt level in subparagraph 2 of this subsection shall control. If the proposal is located in more than one (1) city/county, the lower of the agencies' adopted Evels shall control, regardless of which agency is the lead agency.
- 2. The following types of construction shall be exempt, except when undertaken wholly or partly on lands covered by water or unless undertaken in environmentally sensitive areas (Section 25.09.908);
- a. The construction or location of residential structures of four (4) or fewer dwelling units, in all Single Family zones, Lowrise-One (L-1) and all Commercial zones; six (6) or fewer units in Lowrise-Two (L-2) zones; eight (8) or fewer units in Lowrise-Three (L-3) zones; and twenty (20) or fewer units in Midrise (MR), Highrise (HR), Seattle Cascade Mixed (SCM) and all Downtown zones;
- b. The construction of a barn, loafing shed, farm equipment storage building, produce storage or packing structure, or similar agricultural structure, covering ten thousand (10,000) square ieei, and to be used only by the property owner or his or her agent in the conduct of farming the property. This exemption shall not apply to feed lots;
- c. The construction of the following office, school, commercial, recreational, service or storage buildings:
- i. In Commercial-1 (C-1), Commercial-2 (C-2), Seattle Cascade Mixed (SCM), Manufacturing and Industrial zones, buildings with twelve thousand (12,000) square feet of gross floor area, and with associated parking facilities designed for twenty (20) automobiles,
- ii. In all other zones, buildings with four thousand (4,000) square feet of gross floor area, and with associated parking facilities designed for twenty (20) automobiles;

1	d. The construction of a parking lot designed for
2	twenty (20) automobiles, as well as the addition of twenty (20) spaces to existing
3	lots if the addition does not remove the lot from an exempt class;
4	e. Any landfill or excavation of five hundred (500)
5	cubic yards throughout the total lifetime of the fill or excavation; and any fill or
6	excavation classified as a Class I, II, or III forest practice under RCW 76.09.050
7	or regulations thereunder,
8	f. Mixed use construction, including but not limited
9	to projects combining residential and commercial uses, is exempt if each use,
10	when considered separately, is exempt under the criteria of subparagraph A2a
11	through A2d above, unless the uses in combination may have a probable
2	significant adverse environmental impact in the judgment of any agency with
13	jurisdiction (see Section 25.05.305 A2b);
14	g. In zones not specifically mentioned in this
15	subsection, the construction of residential structures of four (4) or fewer dwelling
16	units and commercial structures of four thousand (4,000) or fewer square feet.
	units and commercial structures of four mousand (4,000) of fewer square feet.
17	Section 3. If any provisions of this ordinance or its application to any
18	person or circumstance is held invalid, the remainder of the ordinance or the
19	application of the provision to other persons or circumstances is not affected.
	•
20	Section 4. This ordinance shall take effect and be in force thirty (30)
21	days from and after its approval by the Mayor, but if not approved and returned
22	by the Mayor within ten (10) days after presentation, it shall take effect as
23	provided by Municipal Code Section 1.04.020.
	,
24	PASSED by the City Council the 30 day of 50.7 . 1996 and
25	signed by me in open session in authentication of its passage this 30 day of
26	Signed by the interpretation of its passage units and of Signed by the interpretation of its passage units and of the signed by the interpretation of its passage units and of the signed by the interpretation of its passage units and of the signed by the interpretation of its passage units and of the signed by
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34	Lain Stran
35	City Clerk
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36	(SEAL)



Date:

September 26, 1996

To:

City Council

From:

M Norm Schwab

Subject:

Cascade Rezone Proposal - NNP Committee Report

Background

Two ordinances are before the Council to implement a new Seattle Cascade Mixed (SCM) zone. C.B. 111413 creates the SCM zone to accommodate residential development along with a wide range of commercial and light manufacturing uses in a pedestrian-sensitive, mixed-use neighborhood. The second ordinance (C.B. 111412), pertaining to SEPA, establishes review thresholds for both environmental and design review in the SCM zone and limits DCLU's ability to require more parking than the Land Use Code mandates for specific uses.

64.00

Committee Recommendations

- 1. Zoning Map Amendment (C.B. 111413 Map A and Official Land Use Map): The Neighborhoods and Neighborhood Planning Committee voted 3-0 to amend the Executive's recommended zoning ordinance to change both block faces on Minor Avenue N. south of hin St. from SCM 55'/75' to SCM 125' as requested by the Seattle Times (property owner). The amendment affects a small area, leaving the bulk of the area around Cascade Playground zoned for a residential emphasis (SCM 55'/75'). (See Attachment 1)
- 2. <u>Technical Amendre et SEPA Amendments (C.B. 111412)</u>: At the joint advice of Council staff, OMP, DCLU, and Departments, language providing for the use of SEPA authority to reduce parking was deleted. The remaining provision limits use of SEPA authority to increase parking beyond that required by code in the SCM zone.

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An equal opportunity-affirmative action employer
600 Fourth Avenue, 1100 Municipal Building, Seattle, Washington 98104-1876
Office: (206) 684-8888 Fax: (206) 684-8587 TTY: (206) 233-0025
email: council@ci.seattle.wa.us

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ORDINANCE

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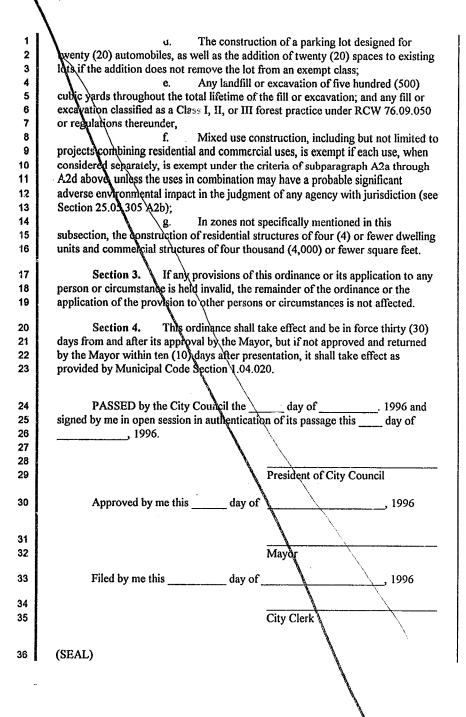
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Seattle Department of Construction and Land Use



F. Krochalis, Director nan B. Rice, Mayor

RECEIVED OMP

JUL 2 5 1996

MEMORANDUM

TO:

FROM:

Jan Drago, City Council President

Fig. 4.1.

F. Krochalis, Director, Department of Construction and Land Use

n Tierney, Director, Office of Management and Planning

DATE:

SUBJECT:

Proposed Land Use Code Amendments for the Cascade Neighborhood

The attacked proposed Land Use Code amendments implement neighborhood planning efforts for the Cascade Neighborhood. The amendments include several new concepts related to land use issues in an effort to address existing and projected conditions in the area to achieve the goal of a diverse, mixed-use community with a strong pedestrian orientation.

The proposed Code amendments include the creation of a new zoning designation, Seattle Cascade Mixed (SCM), in the Land Use Code. Other amendments integrate the new zone into the existing Land Use Code and the Seattle Environmental Policy Act (SEPA). These amendments are being proposed with the support of the Cascade Neighborhood Council's (CNC) support. The CNC has conducted extensive citizen planning efforts, which aided in the development of this proposal. Environmental review for these amendments was conducted as part of the Environmental Impact Statement prepared for the South Lake Union Plan. The City Council is scheduled to hold a public hearing on September 4, 1996.

We anticipate the following costs to result from adoption and implementation of the proposed amendments:

- Staff training on ordinances of this complexity will require preparation time and a number of hours of actual training. We anticipate that training will cost about \$3,000.
- Copying of the ordinance for staff will cost about \$230. Codification will cost approximately \$210.
- Changes to the Official Land Use Map are necessary and will cost approximately

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- Administration of the Design Review Program for projects in the SCM zone will cost cost approximately \$4,200 per year.
- Increased time will be required for problem resolution in the Department's Land Use Code Clarification Committee. This will cost approximately \$600 per year.
- Additional time to review and screen plans for the new types of regulations will cost \$450 each year.
- An increase in the number of enforcement cases referred to Municipal Court is expected to cost approximately \$660 each year.

The total one-time cost of the commentation is expected to be about \$3,640. The total cost of on-going administration as enforcement is expected to be \$5,910 each year. These costs will be absorbed as particles of the Department's regular work program.

If you have any questions about the proposed ordinances, please call Mike Podowski at 233-7223.

City of Seattle

Executive Department-Office of Management and Planning

Themas M. Tierney, Director Norman B. Rice, Mayor July 29 1996

The Honorable Mark Sidran

City Attornay City of Seattle

Dear Mr. Sidran:

The Mayor is proposing to the City Council that the enclosed legislation be adopted.

REQUESTING DEPARTMENT:

Construction and Land Use

SUBJECT:

Al, ORD INANCE relating to land use ...d zoning, amending Sections 25.05.675 and 25.05.800 of Title 25 of the Seattle Municipal Code, to amend the Parking Policy of Seattle's SEPA Ordinance and apply a SEPA cetegorical exemption threshold to the Seattle Cascade Mixed (SCM) zone designation.

Pursuant to the City Council's S.O.P. 100014, the Executive Department is forwarding this request for legislation to your office for review and drafting.

After reviewing this request and any necessary redrafting of the enclosed legislation, return the legislation to OMP. Any specific questions regarding the legislation can be directed to Cliff Marks at 634-8372.

Sincerely,

Norman B. Rice Mayor

TOM TIFRNEY

Director

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Enclosure

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ICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

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25.06.800 CATEGORICAL EXCEP.
Affidavit of Publication

ATE OF WASHINGTON - KING COUNTY

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Affidavit of Publication

IN FULL

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hercinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:URD 118294

was published on

10/16/96

The am	ount of the fee charged for the foregoing publication is
he sum of	, which amount has been paid in full.
	Subscribed and sworn to before me on
_	10/10/10
-	No any Public for the State of Washington,

ry Public for the State of Washington residing in Seattle